

Know all Men by these Presents, #1783

68-67-19

That I, LAMER GEORGE, of Waterville in the County of Kennebec and State of Maine,

004910

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by GEORGE A.E. RODERIGUE and JEANNETTE L. RODERIGUE, (husband and wife), of Winslow in the County of Kennebec and State of Maine,

whose mailing address is R.F.D. #3 -- Box #1400 -- Winslow, Maine -- 04901,

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said GEORGE A.E. RODERIGUE and JEANNETTE L. RODERIGUE,

as joint tenants and not as tenants in common, their heirs and assigns forever, all my right, title and interest in and to the land and buildings situated in Waterville in the County of Kennebec and State of Maine, bounded and described as follows, to wit:-

Being Unit #2 of the building known as 111 Drummond Avenue, Waterville, Maine, consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall and related fixtures and accessories, which Unit is more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in Kennebec Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978, in Kennebec Registry of Deeds File #E78259 and #E78260 to which reference may be had for a more particular description, together with a one-fourth (1/4) equal and undivided portion of the limited common areas and a one-twentieth (1/20) equal and undivided portion of the common areas as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS, dated October 25, 1979, and recorded in Kennebec Registry of Deeds in Book 2262, Page 41, and also a one-twentieth (1/20) equal and undivided fee in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running S 28°42'18"E along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called; thence running S 39°41'00"W along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way; thence running N 27°27'59"W along said right of way and along Mitchell Street, so-called, a private way, 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

Colonial Village Apartments and the Unit conveyed herein are governed by the above referenced Declaration of Condominium and the By-Laws of Colonial Village Apartments Associates, which By-Laws are recorded in Kennebec Registry of Deeds in Book 2164, Page 326 and AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS, dated October 25, 1979, and recorded in said Registry in Book 2262, Page 41.

Being the same premises which were conveyed to Lamer George and Rose George, by Warranty Deed in joint tenancy from Anthony F.

(over)

Poulin, dated September 30, 1983, and recorded in the Kennebec Registry of Deeds in Book 2615, Page 314.

Rose George died on January 12, 1992, whereupon title to the premises vested in the Grantor by virtue of the joint tenancy.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GEORGE A.E. RODERIGUE and JEANNETTE L. RODERIGUE, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do warrant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, excepting as may be aforesaid;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said LAMER GEORGE,

=====

~~husband and wife~~

~~we have hereunto set my hand and seal this~~ Second day of the month of March, A.D. 19 92

Signed, Sealed and Delivered in presence of

Cleo A. Breen
Cleo A. Breen

Lamer George
Lamer George

State of Maine, County of Kennebec, ss. March 3, 19 92.

Then personally appeared the above named LAMER GEORGE,

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Charles N. Nawfel
===== Attorney at Law

RECEIVED KENNEBEC SS.

RECEIVED - 3 PM 3:00

ATTEST: *Charles N. Nawfel*
REGISTER OF DEEDS

Printed Name: Charles N. Nawfel